



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

ELMWOOD COTTAGE

PENSAX COMMON, STOCKTON, WORCESTER, WR6 6XL

GUIDE PRICE

£330,000



A SEMI-DETACHED COUNTRY COTTAGE SET IN ESTABLISHED GARDENS BORDERED BY WOODLAND.

- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- SITTING ROOM WITH WOODBURNER
- THREE DOUBLE BEDROOMS
- GROUND FLOOR BATHROOM
- CONSERVATORY/UTILITY ROOM
- LARGE GARDENS
- WOODLAND
- SPACE TO CREATE PARKING

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Clows Top – 2.5, Abberley – 3, Cleobury Mortimer – 7, Tenbury Wells – 10, Kidderminster – 11, Worcester – 16, M5 Junction 6 – 16.5, Ludlow – 18, Birmingham – 33.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn right onto the A456 in the direction of Kidderminster. Proceed for 3.4 miles before continuing straight onto the A443 for Worcester, and after 5 miles turn left onto Pensax Road signed Pensax. Continue for a further 1.1 miles before turning left onto Penn Hall Lane and the shared driveway to the property is the first on the left hand side as indicated by a Nick Champion directional arrow. Follow the arrows along the drive and the property will be found at the bottom of the driveway as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Elmwood Cottage is situated in Pensax Common and is nestled amidst beautiful countryside with abundant walks on the doorstep. The property is within walking distance of The Bell Inn at Pensax, and a short drive away from Abberley and Clows Top which both have village stores with Post Offices, and the nearby market towns of Tenbury Wells and Cleobury Mortimer both offer a good range of shops and services, with Kidderminster and Worcester also within easy reach. The property is within the catchment areas for the popular Abberley Parochial Primary School and the extremely well regarded The Chantry School at Martley.

Elmwood Cottage is a Victorian semi-detached country cottage of brick faced elevations (part painted) under a slate tiled roof which was extended by the present owner circa 1981, with a later conservatory/utility room extension. The cottage is set in large mature gardens bordered by woodland. The property requires a little updating but already benefits from partial UPVC framed double glazing, oil fired central heating via a Sandyford range cooker, and a modern oil tank. The property is offered with no upward chain.

ACCOMMODATION

A glazed door opens into the entrance hall with an understairs cupboard. The spacious sitting room has an inset woodburning stove with a tiled surround. The dining room has exposed beams and an open fire with a tiled surround (not in use). The kitchen/breakfast room has a Sandyford oil fired range cooker, wooden fitted units incorporating a sink/drain, an integral electric double oven and hob with an extractor hood over, space for a fridge/freezer and plumbing for a dishwasher. A glazed door leads through to the conservatory/utility room which has a quarry tiled floor, fitted wooden units, plumbing for a washing machine, space for a tumble dryer, and French doors opening onto the raised terrace. The ground floor bathroom has a bath with mixer shower attachment, a pedestal basin, wc and heated towel rail.

Stairs from the entrance hall rise up to the first floor split landing. The master bedroom has a walk-in wardrobe. There are two further double bedrooms, one of which has an airing cupboard housing the immersion tank and shelving.

OUTSIDE

The property benefits from a vehicular right of way across a shared track to a parking and turning area.

N.B. As a Condition of Sale the Purchaser(s) will within 24 months of purchasing the property create a private parking area within their boundary and the right to park outside the property boundary will be relinquished.

The gardens which are a haven to wildlife are gently sloping and incorporate lawns, raised vegetable beds, shrub and flower beds and borders, a raised al fresco entertaining terrace, and woodland.

SERVICES

Mains water and electricity are connected.

Private drainage – septic tank.

Oil fired central heating via Sandyford range cooker.

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151

Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E - Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8476-6021-6970-2177-9992>

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

VIEWING

By prior appointment with the Agent: –

Nick Champion - Tel: 01584 810555

View all of our properties for sale and to let at:

www.nickchampion.co.uk

what3words: ///exactly.conductor.atoms

Photographs taken: 22nd July 2026

Particulars prepared: August 2026

Flood Risk (Checked on 10.08.26 on

<https://check-long-term-flood-risk.service.gov.uk/postcode>)

Surface water: Very Low

Rivers and the sea: Very Low

Groundwater: This location is outside of a groundwater flood alert area.

Reservoirs: Flooding from reservoirs is unlikely in this area.

Mobile Coverage (Checked on Ofcom: 10.08.26)

Three: Good outdoor and in-home

EE and Vodafone: Good outdoor, variable in-home

O2: Variable outdoor

Broadband Availability (Checked on Ofcom: 10.08.26)

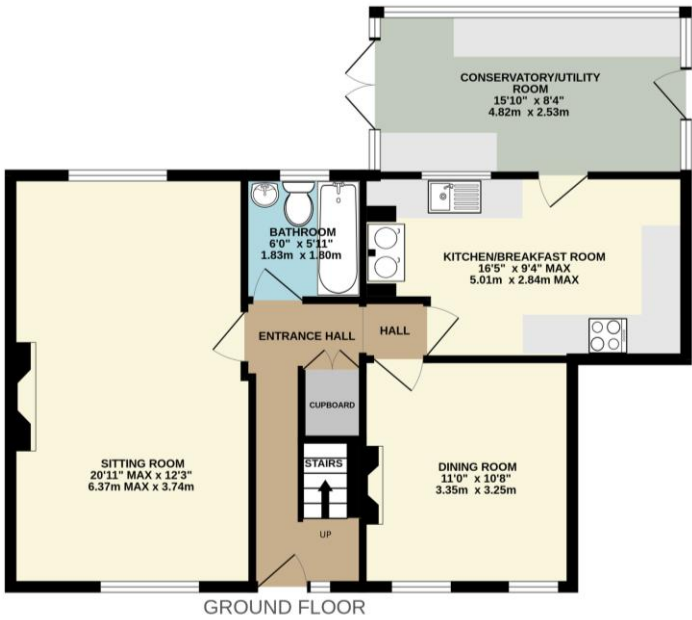
Standard: 3 Mbps (highest download) / 0.5 Mbps (highest upload)

Superfast: 68 Mbps (highest download) / 16 Mbps (highest upload)

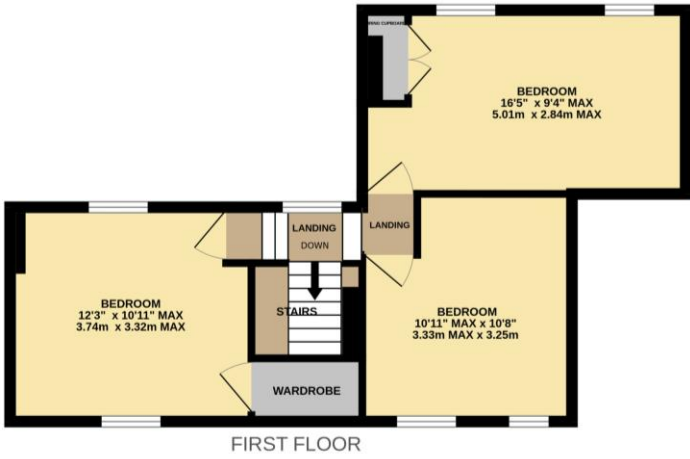
Ultrafast: 1800 Mbps (highest download) / 220 Mbps (highest upload)







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.